

Daniel
Frank





81 Baldwins Hill Loughton, IG10 1SN

A detached five bedroom family home, quite literally a stones throw from Epping Forest, offered to the market on a chain free basis.

Spanning two floors, the ground level includes a welcoming entrance hallway, a fully equipped kitchen, a dining room, a downstairs WC, and a generous living space that opens up to the garden. The hallway also provides access to a substantial integrated garage measuring 17'8 x 16'5, offering potential for conversion into additional living space, subject to the necessary approvals.

Moving upstairs, you'll find the master bedroom with built-in wardrobes and an ensuite bathroom, three more double bedrooms (two of which offer forest views), a single bedroom, and the family bathroom.

Outside, the low-maintenance garden boasts a small patio area and a lawn adorned with shrubs and plants.

To the front of the property, there's a driveway with space for two cars for off-street parking, along with convenient side access.

Tenure Freehold
Council Epping Forest

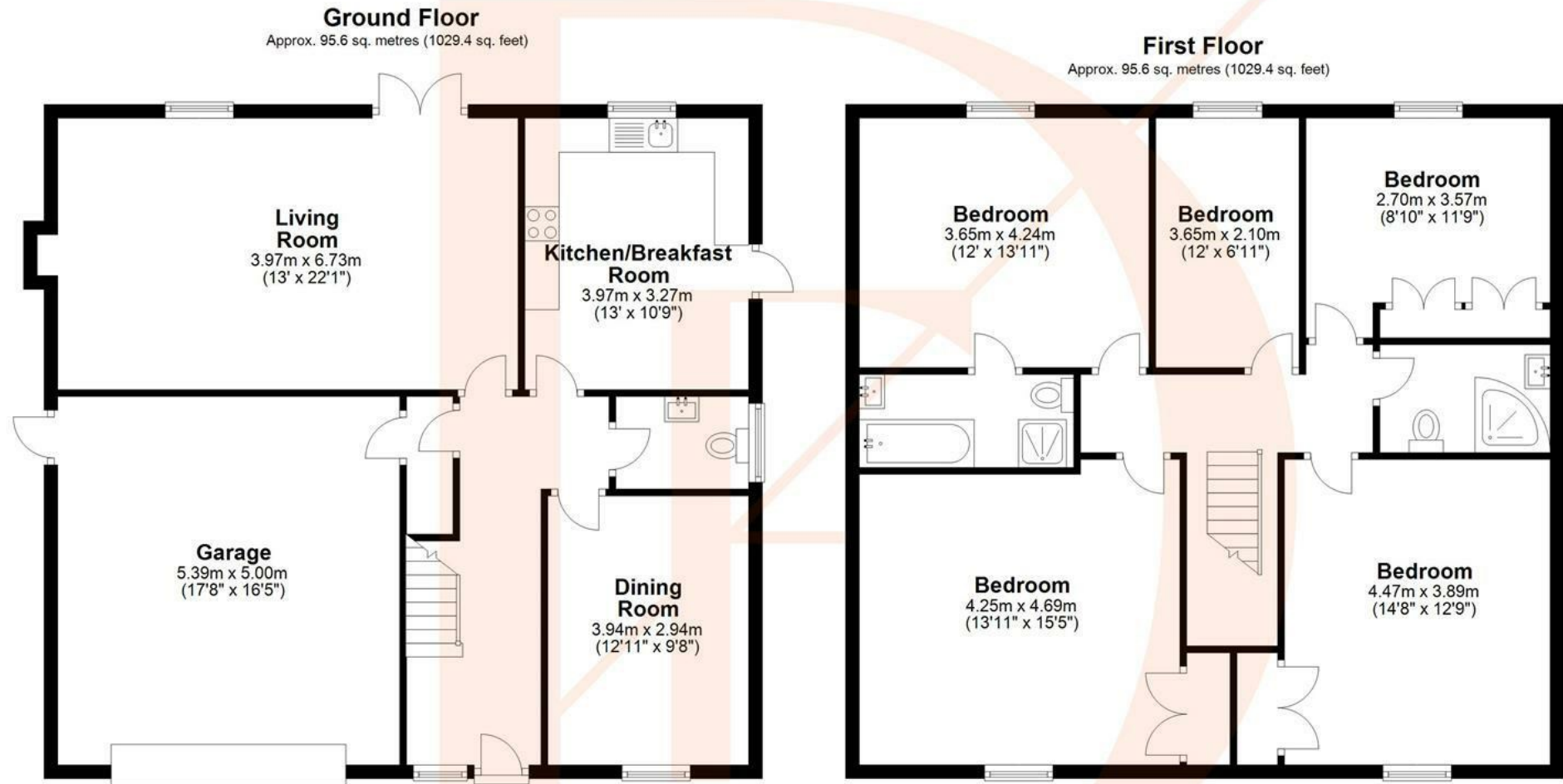




Your Next Chapter



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Total area: approx. 191.3 sq. metres (2058.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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WHY LOUGHTON?

Loughton is an extremely sought-after area. The High Road is the centre point and covers all essential needs from supermarkets such as M&S, Sainsburys and Morrisons to popular cafes, coffee shops and restaurants. Loughton Cricket Club, Bowling Club and the newly renovated Loughton Leisure Centre are all situated just off the High Road and offer sporting facilities and active lifestyle opportunities for all ages. In terms of schools there are a choice of both private and highly regarded state schools in the area. The wonderful Epping Forest offers multiple areas to go for a bike ride, a run, or a Sunday stroll. Loughton Central Line Station provides easy access into The City and West End.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

